

**STATEMENT OF PROCEEDINGS FOR THE REGULAR MEETING OF
THE LOS ANGELES COUNTY FIRST DISTRICT CONSOLIDATED
OVERSIGHT BOARD, TO THE SUCCESSOR AGENCIES OF:**



**Azusa, Baldwin Park, Bell, Bell Gardens, Claremont, Commerce,
Cudahy, El Monte, Huntington Park, Industry, Irwindale, La Puente,
Maywood, Montebello, Monterey Park, Pico Rivera, Pomona,
Rosemead, South El Monte, South Gate, Vernon, Walnut, West Covina**

**MOUNT SAN ANTONIO COLLEGE
1100 NORTH GRAND AVENUE
WALNUT, CALIFORNIA 91789
BUILDING 4, ROOM 2460**

**Monday, September 24, 2018
9:00 AM**

Audio for the whole meeting. [AUDIO](#)

I. CALL TO ORDER

Chair Gregoryk called the meeting to order at 9:00 a.m.

II. ROLL CALL

Olga J. Castañeda, Administrative Staff called the roll.

Present: Scott S. Price, Eduardo Reyes, William Rojas, Tim Sandoval,
Vice Chair Santos H. Kreimann and Chair Michael Gregoryk

Absent: Steve Koffroth

III. ADMINISTRATIVE MATTERS

- 1. Approve the July 24, 2018 Meeting Minutes. (18-5032)**

**On motion of Vice Chair Kreimann, seconded by Board Member Sandoval,
duly carried by the following vote, the First District Consolidated Oversight
Board approved the July 24, 2018 meeting minutes:**

Ayes: 6 - Board Members Price, Reyes, Rojas, Sandoval,
Vice Chair Kreimann and Chair Gregoryk

Absent: 1 - Board Member Koffroth

Attachments: [July 23, 2018 Minutes](#)

2. Review of the Meeting Date Schedule. (18-5297)

The Oversight Board Members discussed the regular meeting date schedule. After discussion, by Common Consent, unanimously carried (Board Member Koffroth being absent), the First District Consolidated Oversight Board cancelled the following meetings:

- Monday, October 8, 2018
- Monday, November 12, 2018
- Monday, December 24, 2018

Attachments: [Meeting Schedule](#)

IV. CONSENT CALENDAR

City of Commerce

3. Recommendation: Adopt resolution approving the Restated and Amended First Amendment to the Contingent Agreement to Sell Real Estate to Craig Realty Group Citadel, LLC, for land in the City of Commerce, California. (18-5723)

Vilco Domic, City of Commerce Finance Director and Noel Tapia, City Attorney, addressed the Oversight Board and answered questions posed by Vice Chair Kreimann.

After discussion, on motion of Vice Chair Kreimann, seconded by Board Member Sandoval, duly carried by the following vote, the First District Consolidated Oversight Board directed the Successor Agency to the Former Commerce Community Development Commission to provide the Oversight Board with the following:

- The original Contingent Agreement to Purchase and Sell Real Estate to Craig Realty Group Citadel, LLC;
- The original appraisal reflecting the Fair Market Value of the stated property at the time of the original agreement; and
- A current appraisal for the stated property.

Ayes: 6 - Board Members Price, Reyes, Rojas, Sandoval,
Vice Chair Kreimann and Chair Gregoryk

Absent: 1 - Board Member Koffroth

Attachments: [Staff Report Citadel](#)
[Restated and Amended Agreement - Citadel](#)
[Resolution Citadel](#)

4. Recommendation: Adopt a Resolution Approving the First Amendment to the Contingent Agreement to Purchase and Sell Real Estate to Wash-Tel Commerce, LLC and Craig Realty Group Citadel, LLC. (18-5323)

Vilco Domic, City of Commerce Finance Director and Noel Tapia, City Attorney, addressed the Oversight Board and answered questions posed by Vice Chair Kreimann and the Oversight Board Members.

After discussion, on motion of Vice Chair Kreimann, seconded by Board Member Sandoval, duly carried by the following vote, the First District Consolidated Oversight Board directed the Successor Agency to the Commerce Community Development Commission to provide to the Oversight Board the following:

- **The original Contingent Agreement to Purchase and Sell Real Estate to Wash Tel Commerce, LLC and Craig Realty Group Citadel, LLC;**
- **The original appraisal reflecting the Fair Market Value of the stated property at the time of the original agreement; and**
- **Obtain a current appraisal for the stated property.**

Ayes: 6 - Board Members Price, Reyes, Rojas, Sandoval, Vice Chair Kreimann and Chair Gregoryk

Absent: 1 - Board Member Koffroth

Attachments: [Staff Report Wash-Tel](#)
[Amendment to Agreement Wash-Tel](#)
[Resolution Wash-Tel](#)

City of Pomona

5. Recommendation: Adopt a Resolution approving the Amended Recognized Obligation Payment Schedule (ROPS 18-19B) for the Period of January 1, 2019 through June 30, 2019; and authorizing transmittal of the Amended ROPS 18-19B to the State Department of Finance. (18-5350)

Kirk Pelser, City of Pomona Finance Director and Gavin Houn, Senior Accountant, addressed the Oversight Board and answered questions posed by the Oversight Board Members.

After discussion, on motion of Board Member Rojas, seconded by Board Member Sandoval, duly carried by the following vote, the First District Consolidated Oversight Board adopted Resolution No. OB 2018 11, A Resolution of the Los Angeles County First Supervisorial District Oversight Board approving the Amended Recognized Obligation Payment Scheduled for the Period of January 1, 2019 through June 30, 2019, "ROPS 18 19B" of the Successor Agency of the Former Redevelopment Agency to the City of Pomona:

Ayes: 6 - Board Members Price, Reyes, Rojas, Sandoval,
Vice Chair Kreimann and Chair Gregoryk

Absent: 1 - Board Member Koffroth

Attachments: [Staff Report](#)
[Amended ROPS](#)
[Resolution](#)
[Correspondence \(DOF\)](#)

City of South Gate

6. Recommendation: Adopt a Resolution approving the Amendment to Recognized Obligation Payment Schedule (ROPS 18-19B) for the Period of January 1, 2019 through June 30, 2019; and authorizing transmittal of the Amended ROPS 18-19B to the State Department of Finance. (18-5464)

Joe Perez, Director of Community Development and Jim Simon, RSG Consultant, addressed the Oversight Board and answered questions posed by the Oversight Board Members.

After discussion, on motion of Vice Chair Kreimann, seconded by Board Member Price, duly carried by the following vote, the First District Consolidated Oversight Board adopted Resolution No. OB-2018-01, A Resolution of the Los Angeles County First Supervisorial District Consolidated Oversight Board approving the First Amendment to Tetratex contract and approving the Amendment of Recognized Obligation Payment Schedule 18-19 for the "B" Fiscal Period of January 1, 2019 to June 30, 2019, subject to submittal to, and review by,

the State Department of Finance under California Health and Safety Code, Division 24, Part 1.85, and authorizing the posting and transmittal thereof for the Successor Agency of the Former Redevelopment Agency to the City of South Gate:

Ayes: 6 - Board Members Price, Reyes, Rojas, Sandoval,
Vice Chair Kreimann and Chair Gregoryk

Absent: 1 - Board Member Koffroth

Attachments: [Staff Report](#)
[Resolution](#)

V. DISCUSSION/UPDATE

7. Discussion with possible action by the First District Consolidated Oversight Board regarding retention of Varner & Brandt, LLP as independent and/or general counsel by Varner & Brandt, LLP as independent and/or general counsel. (18-5718)

Michael Buennangal, County Counsel, provided a status update on the negotiations with Varner & Brandt, LLP to provide services as independent and/or general counsel to the First District Consolidated Oversight Board. Mr. Buennangal indicated that he will continue to update staff as to the progress and may return to the next meeting with an agreement.

8. Discussion and/or possible action regarding the Successor Agencies' Surveys, and follow-up letter to the Successor Agencies. (18-5299)

Olga J. Castañeda, Administrative Staff, informed the Oversight Board that surveys are still being received from the Successor Agencies and will be provided to the Oversight Board Members as received. After discussion, the Oversight Board requested that the item be brought back at a future meeting.

Attachments: [Letter to Successor Agencies](#)

VI. MISCELLANEOUS

9. Matters not on the posted agenda, to be discussed and (if requested) referred to staff or placed on the agenda for action at a future meeting, or matters requiring immediate action because of an emergency situation, or where the immediate need to take action came to the attention of the Los Angeles County First District Consolidated Oversight Board subsequent to posting the agenda. (18-5306)

Vice Chair Kreimann requested that a Closed Session item be added to the next meeting agenda for the purpose of consulting with the City of Industry Successor Agency regarding pending/existing litigation.

PUBLIC COMMENT

10. Opportunity for members of the public to address the Los Angeles County First District Consolidated Oversight Board on items of interest that are within the subject matter jurisdiction of the Oversight Board. Public Comment should not exceed three minutes for each speaker. (18-5301)

There was none.

ADJOURNMENT

11. Adjournment of the September 24, 2018. (18-5302)

The First District Consolidated Oversight Board meeting was adjourned at 9:40 a.m.